



Stephen C. Gault Co.

FOR SALE

103,000 SF INDUSTRIAL FACILITY ON 10.6 ACRES

300 East Highway 44

SHEPHERDSVILLE, KENTUCKY



- **11,460 SF of Recently Remodeled Office Area**
- **2,000 Amp, 277/480 Volt Electrical Service with Buss Duct Distribution**
- **High Pressure Sodium and Metal Halide Lighting**
- **Pre-Engineered Steel and Brick Construction**
- **Crane Served: 2-10 Ton; 1-5 Ton; 1-3 Ton (18' Under Crane Rail)**

- **Paved Parking for 192 Cars**
- **17.5' Eave Height**
- **Entire Plant Piped for Air with 2-75 HP Compressors**
- **Dock and Drive-In Loading**
- **Powder Coat Paint System**
- **2,375 SF of Breakroom and Mezzanine Not Included in SF**

Located Near I-65 Interchange

For More Information Contact:

Stephen C. Gault Co.

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This information was obtained from sources deemed reliable, but its accuracy is not guaranteed.